

Grantee: Lansing, MI

Grant: B-08-MN-26-0007

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-08-MN-26-0007

Obligation Date:

03/30/2009

Award Date:**Grantee Name:**

Lansing, MI

Contract End Date:

03/30/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$5,992,160.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$5,992,160.00

Disasters:**Declaration Number**

No Disasters Found

Narratives**Areas of Greatest Need:**

Population in Lansing has been declining slowly for two decades. Unemployment has increased to more than 10% city wide, and the number of vacant units topped 13% of the housing stock, even before the mortgage foreclosure crisis began to hit in full. The number of foreclosures more than tripled between 2004 and 2007. Foreclosures continued to rise through 2008 and remained high in 2009. Most of the City faces a high or very high risk of foreclosure abandonment in the next 18 months. Based on data available in fall 2008, eight areas of the city had seen a concentration of subprime lending and foreclosure activity. These were selected as NSP priority areas. They are Comstock Area, Prudden, Oak Park, Urbandale, Vision 2020, Potter Walsh, Baker Donora and Southwest Lansing neighborhoods.

Distribution and and Uses of Funds:

Activities need to take place to encourage stabilization of the housing market. Excess supply of housing needs to be reduced by acquiring and demolishing vacant blighted housing units and substandard housing that cannot be fully rehabilitated because it is located in flood prone areas. Vacant housing that is contributing to neighborhood decline needs to be rehabilitated and sold where completed units can be successfully marketed. Some vacant housing units need to be rehabilitated for rent to homeless families. Neighborhood stabilization assistance needs to be made available to help citizens mobilize themselves to combat blight and housing deterioration. Some new construction is needed on infill lots. Prospective home owners need assistance to reduce financial barriers to home ownership and overcome buyers' reluctance to purchase in an uncertain housing market. Funds need to be spent on administrative activities necessary to complete neighborhood stabilization initiatives.

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$5,992,160.00



Total Budget	\$0.00	\$5,992,160.00
Total Obligated	\$0.00	\$5,992,160.00
Total Funds Drawdown	\$455,859.46	\$4,790,288.14
Program Funds Drawdown	\$455,859.46	\$4,790,288.14
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,734,983.16
Match Contributed	\$0.00	\$267,000.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$267,000.00
Limit on Public Services	\$898,824.00	\$0.00
Limit on Admin/Planning	\$599,216.00	\$153,096.61
Limit on State Admin	\$0.00	\$153,096.61

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,498,040.00	\$1,500,000.00

Overall Progress Narrative:

All planned acquisition has been completed. The Neighborhood Empowerment Center has been completed and is occupied. New housing construction activity is completed for one unit. Rehabilitation of foreclosed homes for rent to formerly homeless families is complete except for modifications to address special needs of some tenant families. Rehabilitation of foreclosed homes for sale to home buyers is well underway, however the NSP budget needs to be adjusted to complete the remaining rehabilitation work.

Actual costs for acquisition and site maintenance were lower than anticipated. Unspent funds are also available in the budget for new construction. An amendment to the City's NSP plan will be needed to adjust the budget.

The proposed amendment for use of NSP funds has been published and is available for public review.

The NSP Action Plan Amendment will be submitted to the Department of Housing and Urban Development on or about February 17, 2012. A summary of all comments received will be attached to the final document.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1-1, Permanent Supportive Housing Development	\$296,898.58	\$1,500,000.00	\$1,500,000.00



2-1, Library Rehabilitation	\$0.00	\$850,000.00	\$850,000.00
3-1, Home owner Purchase and Rehabilitation Assistance	\$0.00	\$0.00	\$0.00
4-1, Demolition and Deconstruction	\$70,681.05	\$400,000.00	\$383,801.26
5-1, Housing Rehabilitation and Resale	\$0.00	\$840,000.00	\$840,000.00
6-1, New Construction	\$975.00	\$250,000.00	\$215,108.77
7-1, Home Buyer Assistance	\$0.00	\$0.00	\$0.00
8-1, Land Bank Acquisition, Disposition and Maintenance	\$32,896.23	\$1,552,944.00	\$848,281.50
9, Administration	\$54,408.60	\$599,216.00	\$153,096.61



Activities

Grantee Activity Number:	1
Activity Title:	Permanent Supportive Housing Development

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

1-1

Projected Start Date:

12/01/2008

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Permanent Supportive Housing Development

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

OCOF

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$1,500,000.00

Total Budget

\$0.00

\$1,500,000.00

Total Obligated

\$0.00

\$1,500,000.00

Total Funds Drawdown

\$296,898.58

\$1,500,000.00

Program Funds Drawdown

\$296,898.58

\$1,500,000.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$267,784.18

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquire and rehabilitate foreclosed homes for use as permanent supportive housing for homeless families.

Location Description:

NSP eligible block group

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/11

This Report Period
Total

Cumulative Actual Total / Expected
Total



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/11	0/0	8/11	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2
Activity Title:	Rehabilitation of former Library

Activity Category:

Rehabilitation/reconstruction of public facilities

Project Number:

2-1

Projected Start Date:

03/01/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Library Rehabilitation

Projected End Date:

02/01/2011

Completed Activity Actual End Date:
Responsible Organization:

GLHC

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$850,000.00
Total Budget	\$0.00	\$850,000.00
Total Obligated	\$0.00	\$850,000.00
Total Funds Drawdown	\$0.00	\$850,000.00
Program Funds Drawdown	\$0.00	\$850,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
GLHC	\$0.00	\$0.00
Match Contributed	\$0.00	\$267,000.00

Activity Description:

Rehabilitate a 17,000 sq. ft. building for use as a one-stop Housing and Community Resource Center/Neighborhood Empowerment Center.

Location Description:

Corner Maple St. and Pine St. in Comstock NSP priority area, census tract 5.

Activity Progress Narrative:

the Neighborhood Empowerment Center is completed and occupied.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Public Facilities	0	3/1
# of Non-business Organizations	0	6/2
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0



# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Michigan	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	3
Activity Title:	Homeowner Purchase Rehabilitation (HPR)

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

3-1

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Home owner Purchase and Rehabilitation Assistance

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

GLHC

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2011

N/A

To Date

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

GLHC

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Assist eligible home buyers in selecting, acquiring, rehabilitation properties and finding affordable fixed-rate mortgages.

Location Description:

Southwest Lansing or any NSP eligible block group.

Activity Progress Narrative:

This activity was cancelled.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/0	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0



# Owner Households	0	0	0	0/0	0/0	0/0	0
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	4
Activity Title:	Demolition of blighted property

Activity Category:

Clearance and Demolition

Project Number:

4-1

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition and Deconstruction

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

ICLB

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2011

N/A

To Date

\$400,000.00

Total Budget

\$0.00

\$400,000.00

Total Obligated

\$0.00

\$400,000.00

Total Funds Drawdown

\$70,681.05

\$383,801.26

Program Funds Drawdown

\$70,681.05

\$383,801.26

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$124,273.03

ICLB

\$0.00

\$124,273.03

Match Contributed

\$0.00

\$0.00

Activity Description:

Demolition of blighted property that is not feasible for rehabilitation.

Location Description:

Homes in 100 year flood plain or any NSP target area.

Activity Progress Narrative:

Demolition is complete except for one unit in the flood plain that is waiting for approval from the State Historic Preservation Office.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	84/60
# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/0
# of Businesses	0	0/0
# of Non-business Organizations	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	93/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	5
Activity Title:	Acquisition, Rehabilitation and Resale (ADR)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

5-1

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Housing Rehabilitation and Resale

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

ICLB

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2011

N/A

To Date

\$840,000.00

Total Budget

\$0.00

\$840,000.00

Total Obligated

\$0.00

\$840,000.00

Total Funds Drawdown

\$0.00

\$840,000.00

Program Funds Drawdown

\$0.00

\$840,000.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$238,654.18

ICLB

\$0.00

\$238,654.18

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquire and rehabilitate foreclosed properties for sale to eligible home buyers.

Location Description:

NSP eligible areas.

Activity Progress Narrative:

Rehabilitation is well underway, however a more funds will be needed to complete all pending work. A an amendment to the NSP Plan must be completed to shift unspent funds to this activity. The proposed amendment has been published for public comment and will be submitted to HUD during the first quarter of 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	14/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	14/10



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/10	1/10	100.00
# Owner Households	0	0	0	0/0	1/10	1/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	6
Activity Title:	New Construction

Activity Category:

Construction of new housing

Project Number:

6-1

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

New Construction

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

ICLB

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2011

N/A

To Date

\$250,000.00

Total Budget

\$0.00

\$250,000.00

Total Obligated

\$0.00

\$250,000.00

Total Funds Drawdown

\$975.00

\$215,108.77

Program Funds Drawdown

\$975.00

\$215,108.77

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$109,761.00

ICLB

\$0.00

\$109,761.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Infill Construction of new housing for sale to NSP eligible home buyers.

Location Description:

Comstock Area, Oak Park Area or Prudden Area

Activity Progress Narrative:

One new construction unit has been completed. Unspent funds for this activity are proposed for transfer to complete rehabilitation of foreclosed homes for sale to home buyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2

Beneficiaries Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total Low/Mod%



# of Households	0	0	0	0/0	0/2	0/2	0
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	7
Activity Title:	Down Payment Assistance (DPA)

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

7-1

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Home Buyer Assistance

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Lansing

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Lansing	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Down payment assistance for NSP eligible home buyers purchasing a foreclosed home in one of the City's priority NSP areas.

Location Description:

NSP eligible priority areas.

Activity Progress Narrative:

This activity was canceled.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0



# Owner Households	0	0	0	0/0	0/0	0/0	0
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	8
Activity Title:	Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

8-1

Projected Start Date:

03/01/2009

Benefit Type:

()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Bank Acquisition, Disposition and Maintenance

Projected End Date:

03/01/2019

Completed Activity Actual End Date:
Responsible Organization:

ICLB

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2011

N/A

To Date

\$1,552,944.00

Total Budget

\$0.00

\$1,552,944.00

Total Obligated

\$0.00

\$1,552,944.00

Total Funds Drawdown

\$32,896.23

\$848,281.50

Program Funds Drawdown

\$32,896.23

\$848,281.50

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$965,666.40

ICLB

\$0.00

\$965,666.40

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition of foreclosed properties for rehabilitation, sale, demolition or land banking. Includes the cost of property maintenance.

Location Description:

Comstock area, Oak Park, Prudden, Vision 2020, Baker Donora, Urbandale, Potter Walsh and Southwest Lansing.

Activity Progress Narrative:

Acquisition is complete. Most of the remaining unspent funds are proposed for transfer to Activity 5, Rehabilitation/reconstruction of foreclosed homes. A small budget will be retained for maintenance of NSP properties through the remaining life of the grant.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	66/70
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	68/70



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Affordable fixed-rate mortgages	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	9
Activity Title:	General Program Administration

Activity Category:

Administration

Project Number:

9

Projected Start Date:

10/01/2008

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/01/2019

Completed Activity Actual End Date:
Responsible Organization:

City of Lansing

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2011

N/A

To Date

\$599,216.00

Total Budget

\$0.00

\$599,216.00

Total Obligated

\$0.00

\$599,216.00

Total Funds Drawdown

\$54,408.60

\$153,096.61

Program Funds Drawdown

\$54,408.60

\$153,096.61

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$28,844.37

City of Lansing

\$0.00

\$28,844.37

Match Contributed

\$0.00

\$0.00

Activity Description:

General administrative activities required to implement the NSP grant.

Location Description:

N/A

Activity Progress Narrative:

Administrative activity during the quarter included processing, paying and posting bills, drawing funds, budgeting, analyzing and reporting grant activity, preparing a Consolidated Plan amendment, developing a sales and disposition policy for vacant lots and other routine activities.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
